

St. Louis City Ordinance 64967

FLOOR SUBSTITUTE
BOARD BILL NO. [00] 31

INTRODUCED BY ALDERMAN MICHAEL MCMILLAN, APRIL FORD
GRIFFIN

An ordinance finding that a certain blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the JVL Renaissance I Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated April 25, 2000 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that certain property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is partially occupied and, the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for JVL Renaissance I Area," dated April 25, 2000, consisting of a Title Page, a Table of Contents Page, and twenty-four (24) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way,

the establishment of new street and sidewalk patterns or other public actions;
and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap;
and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS
FOLLOWS:

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the JVL Renaissance I Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated April 25, 2000 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property in the Area through negotiation and may acquire only 2833 Stoddard St. by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently partially occupied. All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

- (a) Pledges its cooperation in helping to carry out the Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and
- (c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not

discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the City;
- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997.
- (e) To comply with the requirements of Ordinance No. 60275 of the City;
- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and
- (g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority

group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. The Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 1994, as amended, upon application as provided therein.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue

of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Plan.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

EXHIBIT "B"

Form: 05/01/00

BLIGHTING STUDY AND PLAN

FOR THE
JVL RENAISSANCE I AREA
PROJECT # 9191
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
April 25, 2000
MAYOR
CLARENCE HARMON
BLIGHTING STUDY AND PLAN FOR
THE JVL RENAISSANCE I AREA

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EXHIBITS

"A" LEGAL DESCRIPTION

"B" PROJECT AREA PLAN

"C" PROPOSED LAND USE

"D" ACQUISITION MAP

"E" EQUAL OPPORTUNITY AND NON- DISCRIMINATION GUIDELINES

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The JVL Renaissance I Area ("Area") encompasses approximately 6.8 acres in the Jeff-Vander-Lou neighborhood of the City of St. Louis ("City") and consists of fifty-seven (57) Scattered Sites located in an area bounded by N. Grand Blvd. on the west, Natural Bridge Ave. on the north, Jefferson Ave. on the east and Stoddard Ave. on the south.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises portions of City Blocks 975, 976, 977, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1029, 1031, 1844, 1845, 1848, 1852, 1856, 1859, 1885, 1886, 1887, 1891, 1892, 1893, 1898, 1984, 1985, 2348, 2349, 2350, 2353, 2354, 2358, 2359 and 2374 and includes the following addresses: 1721, 1817, 1920-24, 1923-25, 2539-41 and 2709-11 Bacon St., 2710-14, 2720-22, 2810, 2903, 2950 and 3025-29 James Cool Papa Bell, 2942-44 Cass Ave., 1829-31, 1900 and 2521-23 Coleman St., 3508 Cozens Ave., 2700-06, 2705-09, 2711-13, 2801-03, 2804, 2819, and 2826 Dayton St., 1718-20, 1725-27, 1807-09 and 1816 Elliott Ave., 3110-12 Evans Ave., 2818—20 and 2827-29 Gamble St., 2509-13, 2524-30, 2525 and 2610 Glasgow Ave., 2726-28 Howard St., 1353-55 and 1718-20 N. Leffingwell Ave., 2603-11, 2606, 2713, 2803 and 2813-17 Madison St., 2803-05, 2811-15, 2826, 2910-12, and 3127-29 Sheridan Ave., 2503-05 Slattery St., 2823-37 Stoddard St., 2701-07 Sullivan St. aka 3101 Elliott Ave., 2720, 2730-38, 2800-02, 2824-26, 3111 and 3121-23 Thomas St. The Area is in fair to poor condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 4.5% unemployment rate for the City as of November, 1999. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include sixty-one (61) buildings containing eighty (80) occupied and fifty-six (56) unoccupied residential units.

The land use, including the location of public and private uses, streets and other rights-of-way is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for residential.

Residential density for the surrounding neighborhoods is approximately 12.21 persons per acre.

5. CURRENT ZONING

The Area is zoned "C" Multiple-Family, "F" Neighborhood Commercial and "G" Local Commercial and Office Districts pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is partially occupied and in fair to poor condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive residential uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in Areas designated "C" Multi-Family District by the City of St. Louis Zoning Code. Redevelopers authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall be permitted to use said property only for the above proposed uses.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area can remain "C" "Multi-Family," "F" "Neighborhood Commercial," and "G" "Local Commercial and Office" Districts. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

No new jobs will be created in this Area because the proposed development is residential.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

Each Redeveloper shall develop the Area in accordance with this Plan and the Redevelopment Agreement, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good and safe order both inside and outside, structurally and otherwise, including necessary

and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. Urban Design Objectives

The property shall be developed so it is an attractive residential asset to the surrounding neighborhood.

b. Urban Design Regulations

Rehabilitation shall respect the original exterior in terms of design and materials wherever feasible. Window and door shapes and detailing shall be compatible with the original design on all street facing sides of the buildings.

New construction shall be compatible in design with the surrounding neighborhood, if any, in terms of scale, materials, set back, profile and site layout.

c. Landscaping

The property shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Where feasible, parking shall be limited to the rear of the property off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. All new signs shall be restricted to standard sale/lease signs.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS to " 11. BUILDING, CONDITIONAL USE AND SIGN PERMITS"

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately 1 (one) year of approval of this Plan by ordinance and completed within approximately 2 (two) years of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the development of the Area will be borne by the Redeveloper.

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper.

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area through negotiation but may acquire only 2833 Stoddard St. through the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (1994) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently partially occupied. All eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 -99.715, Revised Statutes of Missouri 1994, as amended, upon application as provided therein.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax

abatement for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan: to "In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:"

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in a Contract between the LCRA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City.

Changes which are not substantial are those that do not go to the crux of this Plan.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

THE JVL RENASSIANCE I AREA LEGAL DESCRIPTION

SITE

1. 1721 BACON ST. (1885-00-0460)

C. B. 1885 BACON ST

25 FT X 120 FT

LAFLIN & SMITH ADDN

BLOCK 1 LOT 8

2. 1817 BACON ST. (1885-00-0350)

C. B. 1885 BACON

25 FT X 120 FT


DD PAGES 2ND WESTERN ADDN

BLOCK 17 LOT 28

3. 1920-24 BACON ST. (1886-00-0310)

C. B. 1886 BACON
50 FT X 120 FT
DD PAGES 2ND WESTERN ADDN
BLOCK-16 LOTS-1 AND 2

4. 1923-25 BACON ST (1885-00-0210)
CB 1885 BACON
25 FT X 120 FT
PAGES 2ND ADDN
BLK 17 LOT 43

5. 2533-41 BACON ST. (1892-00-0210) (1892-00-0230)
C. B. 1892 BACON
55 FT 9 IN X 119 FT 2  IN/119 FT 2 3/8 IN
PAGES 2ND WEST ADDN
BLOCK 11 LOT 29, 30, N31

6. 2709-11 BACON ST. (1893-00-0240)
C. B. 1893 BACON
40 FT X 119 FT 2 IN
PENROSE ADDN BLOCK 1
LOT 36, S35, N-37

7. 2710-14 JAMES COOL PAPA BELL (0976-00-0090) (0976-00-0100)
C. B. 976 JAMES COOL PAPA BELL
50 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 11 LOT 29 AND 30

8. 2720-22 JAMES COOL PAPA BELL (0976-00-0060)
C. B. 976 JAMES COOL PAPA BELL
30 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 11 LOT 26 E-25

9. 2810 JAMES COOL PAPA BELL (1001-00-0100)
C. B. 1001 JAMES COOL PAPA BELL
25 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 36 LOT 30

10. 2903 JAMES COOL PAPA BELL (1005-00-0250)
C. B. 1005 JAMES COOL PAPA BELL
25 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 40
LOT 2

11. 2950 JAMES COOL PAPA BELL (1006-00-0040)
C. B. 1006 JAMES COOL PAPA BELL
25 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 41
LOT E-27 W-28

12. 3025-29 JAMES COOL PAPA BELL (1029-00-0360) (1029-00-0365)
C. B. 1029 JAMES COOL PAPA BELL
75 FT X 118 FT
STODDARDS ADDN
BLOCK 64
LOTS 10, 11, AND 12

13. 2942-44 CASS AVE. (1852-00-0140)
C. B. 1852 CASS
40 FT X 134 FT
FLORENCE ADDN
LOT 60 E-59

14. 1829-31 COLEMAN AVE. (1886-00-0390)
C. B. 1886 COLEMAN
35 FT 2 IN S120 FT
DD PAGES 2ND ADDN
BLOCK 16 LOT-N-19 AND S-20

15. 1900 COLEMAN AVE. (1887-00-0190)
C. B. 1887 COLEMAN
25 FT X 120 FT
LAFLIN & SMITHS ADDN
BLOCK 3 LOT 31

16. 2521-23 COLEMAN AVE. (1891-00-0260)
C. B. 1891 COLEMAN ST.

40 FT X 120 FT
PAGES 2ND ADDN
LOTS 31 & S-30

17. 3508 COZENS AVE. (1859-00-0060)
C. B. 1859 COZENS
25 FT X 113 FT 6 IN
PAGES ADDN
BLOCK 10
LOT 10

18. 2700-06 DAYTON ST. (0977-00-0150)
C. B. 977 DAYTON
80 FT X 118 FT 3 IN
STODDARD ADDN
BLK 12 LOTS 32-33-34

19. 2705-09 DAYTON ST. (0976-00-0170) (0976-00-0180)
C. B. 976 DAYTON
50 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 11 LOT 2 AND 3


20. 2711-13 DAYTON ST. (0976-00-0200) (0976-00-0170)
C. B. 976 DAYTON
50 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 11 LOTS 4 AND 5

21. 2801-03 DAYTON ST. (1001-00-0150) (1001-00-0160)
C. B. 1001 DAYTON ST.
55 FT X 118 FT
STODDARD ADDN
BLOCK 36 LOT 1 AND 2

22. 2804 DAYTON ST. (1000-00-0130)
C. B. 1000 DAYTON
50 FT X 118 FT 3 IN
STODDARDS ADDN
BLOCK 35
LOTS 32, 33

23. 2819 DAYTON ST. (1001-00-0200)
C. B. 1001 DAYTON
25 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 36 LOT 8

24. 2826-30 DAYTON ST. (1000-00-0050) (1000-00-0040)
C. B. 1000 DAYTON
80 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 35 LOTS 23, 22, 21 E20

25. 1718-20 ELLIOTT AVE. (2349-00-0010) (2349-00-0020)
C. B. 2349 ELLIOTT AVE. C. B. 2349 ELLIOTT AVE.
41 FT 4  IN X 150 FT 8 IN 38 FT X 150 FT 8 IN
KNOX & PICOT ADDN WHITMORE HTS ADDN
BLOCK 5 LOT 6 S-PT-5
LOT 13

26. 1725-27 ELLIOTT AVE. (2353-00-0100)
C. B. 2353 ELLIOTT AVE.
37 FT X 126 FT
PENROSE ADDN
LOTS N-9 & S-10

27. 1807-09 ELLIOTT AVE. (2354-00-0075) (2354-00-0080)
C. B. 2354 ELLIOTT
50 FT X 126 FT
GARTSIDE ADDN
LOT 6 AND 7

28. 1810-16 ELLIOTT AVE
(2348-00-0160) (2348-00-0150) (2348-00-0140)
C. B. 2348 ELLIOTT AVE.
23 FT X 150 FT 8 IN
STERNS ADDN
LOTS 25, 26, 27 AND N28

29. 3110-12 EVANS AVE (1985-00-0160) C. B. 1985 EVANS AVE.
60 FT X 99 FT 10 IN

EASTON ADDN
BLOCK 2 LOT 16 AND 17

30. 2816-20 GAMBLE ST. (0999-00-1030) (0999-00-0120) (0999-00-0110)
C. B. 999 GAMBLE ST.
50 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 34 LOT 27, 28, AND 29

31. 2827-29 GAMBLE ST (1000-00-0250) C. B. 1000 GAMBLE
50 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 35 LOT 11 AND 12

32. 2509-13 GLASGOW AVE. (2359-00-0410) (2359-00-0420) C. B. 2359
GLASGOW AVE.
75 FT X 127 FT 8 IN
CUTTERS ADDN
LOT 21, 22, AND 23

33. 2524-30 GLASGOW AVE. (1898-00-0080) C. B. 1898 GLASGOW
50 FT X 127 FT 6 IN
TAYLORS WEST UNION ADDN
LOT 89-N, 90 AND S91

34. 2525-29 GLASGOW AVE. (2359-00-0360) (2359-00-0350) (2359-00-
3640)
C. B. 2359 GLASGOW
62 FT 6 IN X 127 FT 6 IN
CUTTERS ADDN
LOT 15, 16 AND S14

35. 2610 GLASGOW AVE. (1898-00-01040) C. B. 1898 GLASGOW AVE.
25 FT X 127 FT 6 IN
TAYLORS W UNION ADDN
LOT 96

36. 2726-28 HOWARD ST. (1844-00-0020) C. B. 1844 HOWARD ST.
51.19 FT/50.27 FT X
121.10 FT/122.75 FT
KNOX & PICOT ADDN

BLK 1 LOTS 11 AND 12

37. 1353-55 N. LEFFINGWELL AVE. (1003-00-0110) (1003-00-0100) C. B.
1003 LEFFINGWELL
37 FT 6 IN 18 FT X 100 FT
NO STODDARD ADDN
BLOCK 2 LOT 14 TO 17
BD N-27 FT 6 IN S OF SHERIDAN

38. 1718-20 N. LEFFINGWELL AVE (2353-00-0030) C. B. 2353
LEFFINGWELL AVE.
35 FT X 126 FT
HY WHITMORE ADDN
LOT 6 AND S5

39. 2603-11 MADISON ST. (2349-00-0130) C. B. 2349 MADISON
70 FT/IRREG X 51 FT/120 FT
KNOX PICOT ADDN
BLOCK 5 LOTS 2, 3, AND 4
40. 2606 MADISON ST. (2350-00-0100) C. B. 2350 MADISON AVE
25 FT X 140 FT
KNOX ADDN
BLOCK 4 LOT 22

41. 2713 MADISON ST. (2353-00-0200) C. B. 2353 MADISON
25 FT X 120 FT
KNOX AND PICOTS ADDN
BLOCK 6
LOT 5

42. 2803 MADISON ST (1848-00-0130) C. B. 1848 MADISON
50 FT X 120 FT
N STODDARD ADDN
BLOCK 13
LOT 16-17

43. 2809-17 MADISON ST. (1848-00-0170) (1848-00-0160) (1848-00-0150)
C. B. 1848 MADISON AVE.
100 FT X 120 FT
N STODDARD ADDN
BLOCK 13

LOTS 11-14

44. 2803-05 SHERIDAN AVE. (1845-00-0210) (1845-00-0220) C. B. 1845 SHERIDAN AVE.

50 FT/50 FT 10 $\frac{1}{4}$ IN X 130 FT 6 IN/144 FT

N STODDARD ADDN

BLOCK 5 LOTS 20 AND 21

45. 2811-15 SHERIDAN AVE. (1845-00-0240) (1845-00-0260) C. B. 1845 SHERIDAN AVE

50 FT/50 FT 7 $\frac{1}{4}$ IN X 151 FT 10 $\frac{1}{4}$ IN/166 FT

STODDARD AND

BLOCK 5 LOT 23 AND 24

46. 2822-26 SHERIDAN AVE. (1003-00-0020) (1003-00-0030) C. B. 1003 SHERIDAN

75 FT X 140 FT

N STODDARD ADDN

BLOCK 2

LOT 5, 6, AND 7

47. 2908-12 SHERIDAN AVE. (1004-00-0140) (1004-00-0150) C. B. 1004 SHERIDAN AVE

69 FT X 140 FT

FLORENCE ADDN AND N. STODDARD ADDN

LOT 21, 22, 23 AND W24

48. 3127 SHERIDAN AVE. (1984-00-0350) C. B. 1984 SHERIDAN AVE

30 FT X 94 FT 11 $\frac{5}{8}$ IN/95 FT 4 $\frac{7}{8}$ IN

EASTONS ADDN

BLOCK 3

LOT 30

49. 2503-05 SLATTERY ST. (2358-00-0485) C. B. 2358 SLATTERY

54 FT 4 IN X 122 FT

HAMMETTS ADDN


LOTS 37, 38 AND N-39

50. 2823-37 STODDARD ST. (0999-00-0270) (0999-00-0280) (0999-00-0290) (0999-00-0300)

(0999-00-0310) (0999-00-0320)

(0999-00-0330)

180 FT X 118 FT 3 IN
STODDARD ADDN
BLFOCK 34 LOTS 11, 12, 13, 14, 15, 16, AND 17

51. 2701-07 SULLIVAN AKA 3101 ELLIOTT AVE (2374-00-0060) C. B.
2374 SULLIVAN
89 FT 4  IN X 129 FT 2 7/8 IN
STANSBURY ADDN
LOT 13-14

52. 2720 THOMAS ST. (0975-00-0060) C. B. 975 THOMAS
25 FT X 118 FT 3 IN
STODDARD ADDN
LOT 25

53. 2730-40 THOMAS ST. (0975-00-0020) (0975-00-0010) C. B. 975
THOMAS
105 FT 1 IN X 118 FT 3 IN
STODDARDS ADDN
LOTS 18, 19, 20 AND 21

54. 2800-02 THOMAS ST. (10020-00-0120) C. B. 1002 THOMAS
40 FT X 118 FT 3 IN
STODDARD ADDN
BLOCK 37
LOT 34-E AND 33

55. 2824-28 THOMAS ST. (1002-00-0050) (1002-00-0040) (1002-00-0030)
C. B. 1002 THOMAS ST.
75 FT X 118 FT 2 IN/118 FT 3 IN
STODDARD ADDN
BLOCK 37
LOTS 23, 24 AND 25

56. 3111 THOMAS ST. (1031-00-0250) C. B. 1031 THOMAS
25 FT X 118 FT 3 IN
EASTONS ADDN
BLOCK 66 LOT 4

57. 3121-23 THOMAS ST. (1031-00-0300) C. B. 1031 THOMAS ST
31 FT 6 IN X 118 FT 3 IN
STODDARD ADDN

BLOCK 66 LOT 9

EXHIBIT "E"

FORM: 05/26/99

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redevelopment shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper and its contractor will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances, regulations or these guidelines.

The Redevelopment shall fully comply with Executive Order #28 dated July 24, 1997 relating to minority and women-owned business participation in City contracts.

The Redeveloper agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper, its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

The Redeveloper shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St. Louis.

Legislative History

1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
05/05/00	05/05/00	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
06/09/00			06/16/00	06/23/00
ORDINANCE	VETOED	VETO OVR	SIGNED BY MAYOR	
64967			07/11/00	